



## Staff Report

STAFF REPORT DATE: May 15, 2019

HEARING DATE: May 22, 2019

TO: Interested Parties

FROM: Steve Regner, Senior Planner

PROPOSAL: **Keystone Pacific  
ADJ2018-0008 / CU2018-0021 / CU2018-0022 /  
DR2018-0162 / SDM2019-0007**

LOCATION: The site, 5051 SW Western Avenue, is located at the corner of SW Western Avenue and SW 5th Street. The project site is also identified as Tax Lots 200 and 300 on Washington County Tax Map 1S114CB.

SUMMARY: The applicant, Keystone Pacific LLC, proposes to renovate and expand a warehouse and manufacturing building for use as a food production facility. Design Review Three approval is required for exterior modifications of the existing building and building additions, as well as for the associated landscape, parking, and site modifications. The applicant requests approval of a Minor Adjustment to exceed the maximum building height by four feet. Two Conditional Use approvals are required, one for a 5,000 square foot retail store, and one for a demonstration and test kitchen. The applicant also requests a Sidewalk Design Modification to construct a portion of the SW 5<sup>th</sup> Street sidewalk curb-tight.

APPLICANT: GBD Architects, Inc.  
Matthew Bray  
1120 NW Couch St, Suite 300  
Portland, OR 97209

OWNER'S  
REPRESENTATIVE: Keystone-Pacific LLC  
Brian Schultz  
18555 SW Teton Ave  
Tualatin, OR 97062

PROPERTY  
OWNER:

Elsinore Investments LLC  
18555 SW Teton Ave  
Tualatin, OR 97062

RECOMMENDATION:

**APPROVAL of ADJ2018-0008 / CU2018-0021 / CU2018-0022 /  
DR2018-0162 / SDM2019-0007**

## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
ADJ2018-0008	November 14, 2018	March 20, 2019	July 18, 2019	March 19, 2020
CU2018-0021	November 14, 2018	March 20, 2019	July 18, 2019	March 19, 2020
CU2018-0022	November 14, 2018	March 20, 2019	July 18, 2019	March 19, 2020
DR2018-0162	November 14, 2018	March 20, 2019	July 18, 2019	March 19, 2020
SDM2019-0007	April 17, 2019	April 17, 2019	August 15, 2019	April 16, 2020

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

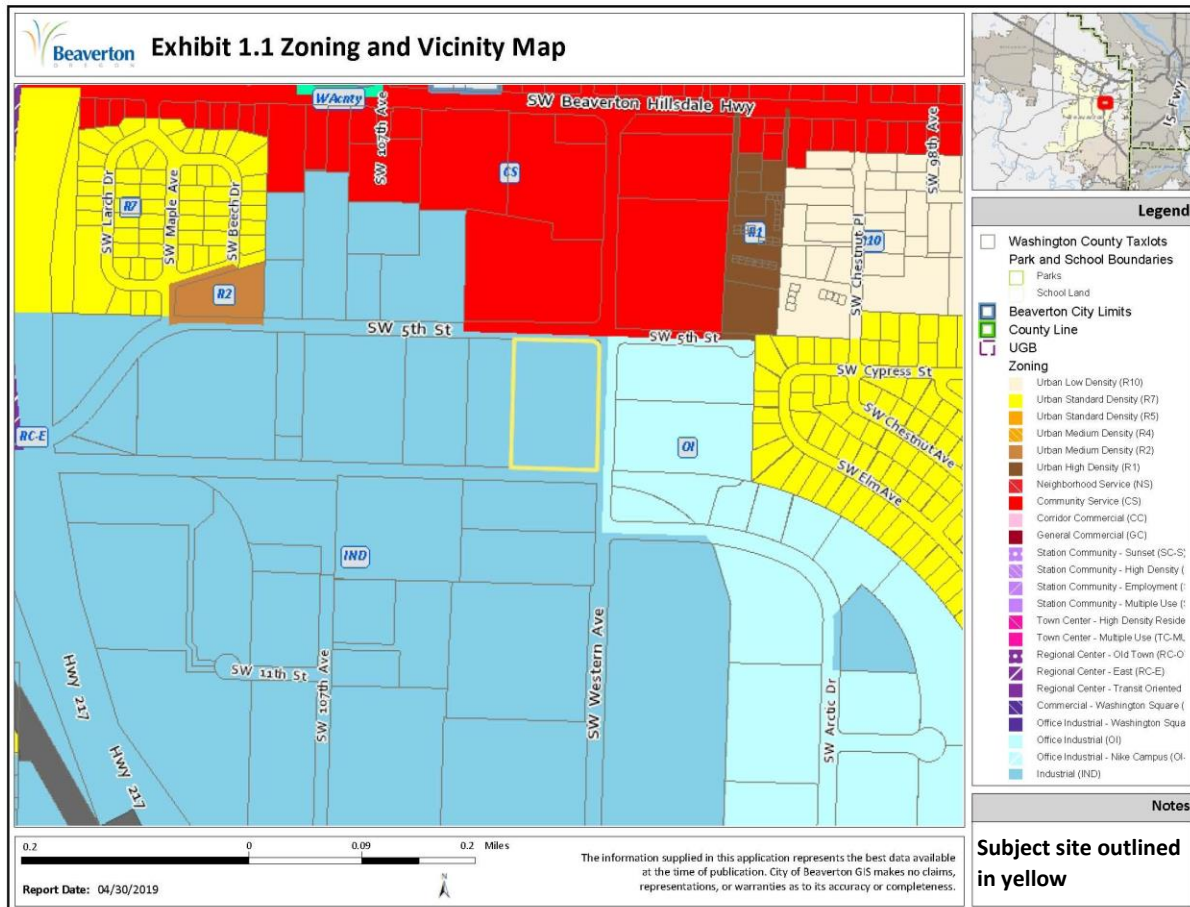
<b>Zoning</b>	Industrial (IND)	
<b>Current Development</b>	Existing uses on site include warehouse and production with ancillary office within a 61,021 square foot building and surface parking areas along the east side of the building and the northernmost portion of the west side of the building.	
<b>Site Size &amp; Location</b>	The site is located at the southwest corner of SW Western Avenue and SW 5 <sup>th</sup> Street, and is approximately 7.57 acres in size.	
<b>NAC</b>	Denney Whitford-Raleigh West NAC	
<b>Surrounding Uses</b>	<b>Zoning:</b> <u>North:</u> CS <u>South:</u> IND <u>East:</u> OI <u>West:</u> IND	<b>Uses:</b> <u>North:</u> Retail, Bulk Fuel Dealership <u>South:</u> Warehousing and Wholesale <u>East:</u> Vacant, Warehousing and Distribution <u>West:</u> Operations Center

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<b><u>Attachment C:</u></b> CU2018-0021 <i>New Conditional Use (Retail)</i>	CU (0021) 1-5
<b><u>Attachment D:</u></b> CU2018-0022 <i>New Conditional Use (Kitchens)</i>	CU (0022) 1-5
<b><u>Attachment E:</u></b> DR2018-0162 <i>Design Review Three</i>	DR1-DR16
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<b><u>Attachment G:</u></b> <i>Conditions of Approval</i>	COA1-COA8

### **Exhibits**

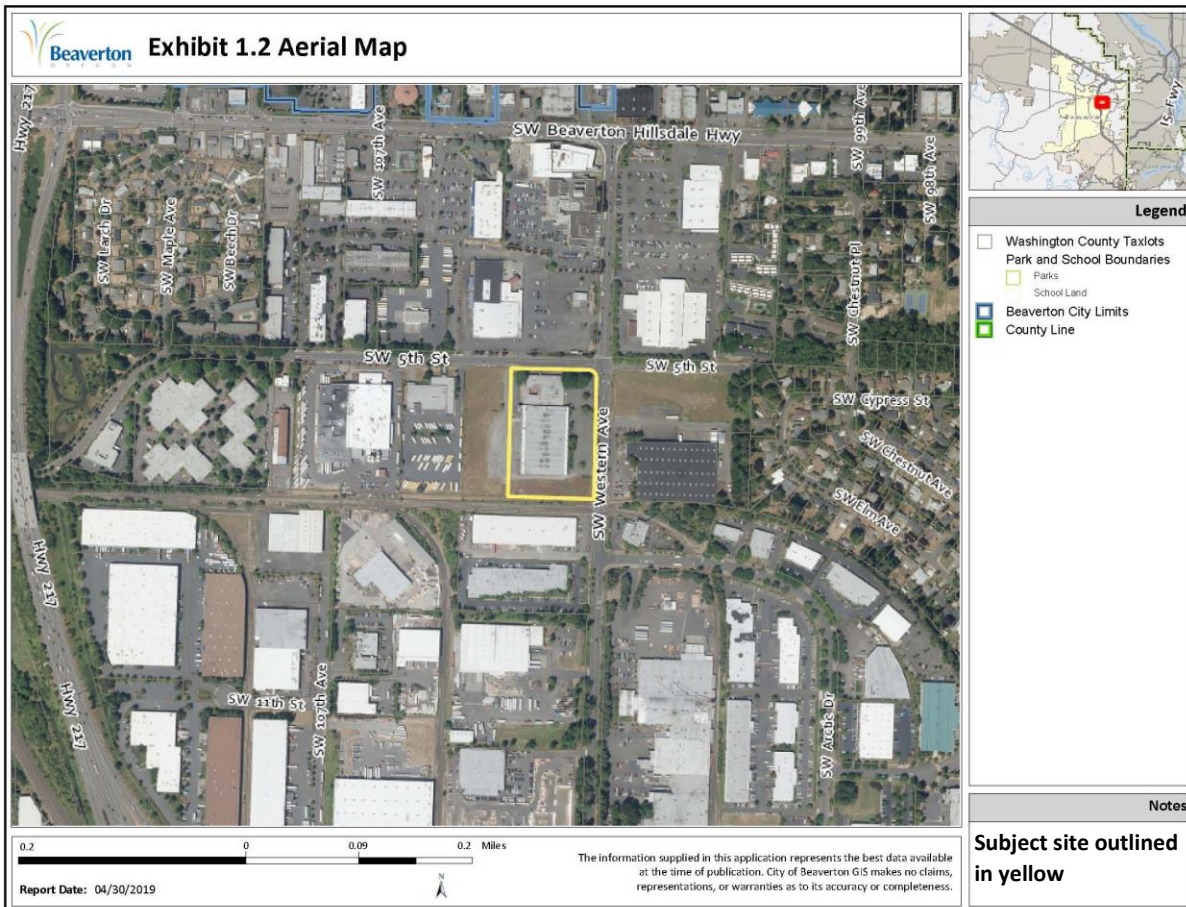
- Exhibit 1. Materials submitted by Staff**
- Exhibit 1.1 Zoning and Vicinity Map (page SR-5 of this report)
  - Exhibit 1.2 Aerial Map (page SR-6 of this report)
- Exhibit 2. Public Comment**
- Exhibit 2.1 Email from Rick Kappler, dated May 8, 2019
- Exhibit 3. Materials submitted by the Applicant**
- Exhibit 4. ODOT Fence Detail**



**Keystone Pacific**  
**ADJ2018-0008 / CU2018-0021 / CU2018-0022 /**  
**DR2018-0162 / SDM2019-0007**  
**Zoning and Vicinity Map**



## Exhibit 1.2



**Keystone Pacific**  
**ADJ2018-0008 / CU2018-0021 / CU2018-0022 /**  
**DR2018-0162 / SDM2019-0007**  
**Aerial Map**



**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS**

**Keystone Pacific  
APPROVAL of ADJ2018-0008 / CU2018-0021 / CU2018-0022 /  
DR2018-0162 / SDM2019-0007**

**Section 40.03 Facilities Review Committee:**

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in a different order. The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings.

**The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:**

- **All twelve (12) criteria are applicable to the submitted Design Review Three and Conditional Use Permit applications as submitted.**
- **Facilities Review criteria do not apply to the Minor Adjustment or Sidewalk Design Modification applications.**

**A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.***

**FINDING:**

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water and public sanitary sewer facilities.

The applicant has provided a Service Provider Letter (SPL) from Clean Water Services that states that based on review of the materials submitted by the applicant and best available information, the proposal will not any sensitive areas found near the site.

Water service for this site is provided by the City of Beaverton. The applicant proposes to connect to existing water lines in SW Western Avenue and SW 5<sup>th</sup> Street. Sufficient water service is available to serve the project site.

Sanitary sewer service for this site is provided by the City of Beaverton. The applicant proposes to connect to existing sanitary sewer lines in SW Western Avenue and SW 5<sup>th</sup> Street. Adequate capacity exists to serve the proposed development.

Proposed stormwater drainage has been identified and described in the applicant's narrative and plans. A combination of Contech Stormwater Management Stormfilter one

and two cartridge catch basins, a high-flow treatment vault with 12 cartridges, and a treatment manhole with three cartridges are proposed on site to address stormwater drainage. The Committee has found the report and associated utility plans to be adequate in addressing the site's on-site surface water management (drainage patterns, treatment, and quantity control).

The applicant has provided a Traffic Impact Analysis (TIA) for the renovation of the existing warehouse and expansion to food processing, ancillary office, retail, and demonstration and test kitchens. Based on the TIA, full development will result in approximately 1,570 total trips per day. Of these total trips, approximately 115 will be in the AM peak hour and 158 will be in the PM peak hour.

As a part of the TIA, the applicant's traffic engineer analyzed the impacts of the development's trips on the surrounding transportation system. The TIA concluded that all of the signalized intersections and signalized approaches will continue to perform within the established mobility parameters in 2021 when full build out is anticipated. No operational mitigation is necessary or recommended.

The proposal includes a 6-foot dedication requirement along SW Western and SW 5<sup>th</sup> Avenue. However the site plan does not show the 6-foot dedication on SW 5<sup>th</sup> Avenue. SW 5<sup>th</sup> Avenue is a three-lane Collector that tapers to two-lane. The Site Plan currently shows the right-of-way at 31 feet to meet the two-lane collector. The design as shown on the site plan aligns the east bound travel lane to the left turn lane at the 5<sup>th</sup> and Western intersection, creating a potential conflict with vehicles trying to go through the intersection or turn right from SW 5<sup>th</sup> Avenue. In order to provide safe traffic flow on SW 5<sup>th</sup> Avenue, staff recommends the six-foot dedication for approximately 400 feet measured from Western Avenue right-of way line to the west be provided along SW 5<sup>th</sup> Avenue to accommodate the left turn lane taper and relocating the back of sidewalk to the edge of the dedication allowing the travel lane to align with the right lane at this intersection. The relocation of the sidewalk will result in a total of 37 feet from center line to the property line in order to meet the city's cross-section for a three-lane collector.

By complying with the associated conditions of approval, and by constructing the road improvements to meet the city's three-lane collector standard, with the exception of the 10-foot sidewalk to replace the standard planter area and sidewalk design if a Sidewalk Design Modification is approved, the applicant will be able to ensure that the surrounding transportation system can accommodate the traffic expected to be generated by the proposed development.

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R has provided conditions of approval for the development. By meeting the conditions of approval the proposal will meet TVF&R requirements which will be verified at the time of Site Development Permit issuance.

The Committee finds that the development will provide required critical facilities, as conditioned.



**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

**FINDING:**

Chapter 90 of the Development Code defines “essential facilities” to be services that include transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way.

Tri-Met will serve the development site. The site is most directly served by bus line 53 on SW 5<sup>th</sup> Street and bus line 54 on Beaverton-Hillsdale Highway. Tri-Met has not identified the need for additional transit stops related to this development.

The City of Beaverton Police will serve the development site. The Police Department has submitted no comments or recommendations to the Facilities Review Committee as of the date of this report. Any comments from the Police will be shared with the applicant team as soon as they are received.

The applicant proposes a 10-foot curb-tight sidewalk with tree wells along SW 5<sup>th</sup> Street. The applicant has submitted a Sidewalk Design Modification requesting the non-standard 10 foot sidewalk, as opposed to the six foot sidewalk and seven foot landscape strip identified in the Engineering Design Manual. Additional findings for the Sidewalk Design Modification request can be found in Attachment F. Along a portion of this frontage, the sidewalk is shown to be partially located on the subject site rather than completely within the right-of-way. The committee recommends a condition of approval requiring the applicant to provide a public easement for or to dedicate the portions of the sidewalk that are shown on private property.

The applicant states that the City of Beaverton is engineering all right-of-way improvements along SW Western Avenue through the Western Avenue Capital Improvement Project (CIP 3328), which wrap the northeast corner of the property and terminate on SW 5<sup>th</sup> Street approximately 65-6” west of the intersection. The committee recommends a condition of approval requiring the applicant to demonstrate that the half street improvements on SW 5<sup>th</sup> Street will align with the designs of the Western Avenue Capital Improvement Project.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

- C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

**FINDING:**

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Industrial (IND) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

**FINDING:**

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria.

**60.25 Off-Street Loading Requirements**

The manufacturing and warehousing uses require three Type A loading berths and the ancillary office, retail, and kitchen uses require two Type B loading berths. Three Type A and two Type B loading berths are identified on the site plan, which meets the off-street loading requirement for all proposed uses on the site so staff finds that this standard is met.

**60.30 Off-Street Parking**

The proposed development will require a minimum of 187 vehicle parking spaces. The maximum number of vehicle parking spaces allowed is 245. The applicant proposes 187 vehicle parking spaces, which meets the off-street vehicle parking requirement. No compact vehicle parking spaces are proposed. Six ADA-compliant spaces are provided. All parking areas appear to comply with the applicable design standards for layout and dimensions.

The proposed development will require seven short-term and 11 long-term bicycle parking spaces. The applicant proposes covered bicycle racks for the seven short-term and 11 long-term bicycle parking spaces. The short-term spaces are located within 50 feet of a main building entrance. The applicant has not provided bike shelter elevations with this application. The committee recommends a condition of approval requiring bicycle shelter elevations prior to site development permit issuance.

Section 60.55.10 General Provisions

As noted above, the applicant prepared a Traffic Impact Analysis that demonstrates that the surrounding street system can reasonably accommodate the expected growth in traffic from the proposed facility.

Section 60.55.20 Traffic Impact Analysis

The applicant conducted a Traffic Impact Analysis, as required. The study met the applicable standards for scope, contents, analysis, and recommended mitigations.

Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements

The applicant's plans show two pedestrian connections from SW Western Avenue and one pedestrian connection from SW 5<sup>th</sup> Street.

60.60 Trees and Vegetation Requirements

There are no significant trees on the subject property. There are, however, 16 mature Landscape trees on site. Two of the 16 trees were found to be in poor condition by the project arborist and are recommended for removal. Of the 14 trees in good condition, one 28-inch DBH Red Oak is proposed to be preserved. The other 13 trees, totaling 221 inches DBH, are proposed to be removed. The applicant states that 222 inches DBH will be planted as mitigation, which meets the mitigation requirement for the removal of Landscape trees.

The committee recommends standard conditions of approval for tree protection fencing during construction for the one tree identified for preservation.

60.65 Utility Undergrounding

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

**Therefore, the Committee finds that be meeting the conditions of approval, the proposal meets the criterion.**

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

**FINDING:**

The applicant's narrative states that all private common facilities are strategically located and easily accessible, allowing for adequate and normal operation and maintenance. The proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

**FINDING:**

As noted above in response to criteria A, B and D, the vehicular and pedestrian circulation patterns within the boundaries of the site are safe and efficient for the operation of the proposed facility.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

**FINDING:**

As noted in response to criteria A, B, and D, the on-site vehicular and pedestrian circulation systems generally connect to the surrounding circulation systems in a safe, efficient, and direct manner for the operation of the proposed facility.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

**FINDING:**

Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R). Specific details regarding fire flow and hydrant placement will be reviewed for flow calculations and hydrant locations during site development and building permit stages.

The Committee concludes that, subject to meeting the conditions of approval, the site can be designed in accordance with City codes and standards and provide adequate fire protection.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection***

***from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

**FINDING:**

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development. The proposed sidewalks and walkways will be adequately lighted to meet the minimum applicable Design Standards, as a Condition of Approval. The walkways and drive aisles have been designed to meet the applicable Engineering Design Standards.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

**FINDING:**

The applicant states that the grading has been designed to accommodate the new development on the site and that the site grading is designed to direct stormwater to the on-site treatment facilities.

The applicant must show compliance with site development erosion control measure at the time of site development permit issuance.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

- K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

**FINDING:**

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code, and other standards as required by the Americans with Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with site development and building permit approvals. The Committee finds that as proposed, the street sidewalks and walkways internal to the development appear to meet applicable accessibility requirements and through the site development and building permitting reviews will be thoroughly evaluated. Therefore, the Committee finds that by

meeting the conditions of approval, the site will be in conformance with ADA requirements and will thereby be in conformance with Development Code Section 60.55.25.10.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.***

**FINDING:**

The applicant submitted the Minor Adjustment, Conditional Use, and Design Review 3 applications on November 14, 2018 and they were deemed complete on March 20, 2019. Subsequently, the applicant submitted the Sidewalk Design Modification application on April 17, 2019, which was deemed complete upon submission. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

**Therefore, the Committee finds the proposal meets the criterion for approval.**

# Code Conformance Analysis

## Chapter 20 Use and Site Development Requirements

### Industrial (IND) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.15.20. Land Uses – IND			
Use, Permitted	Warehousing, Manufacturing	The applicant proposes a production and warehousing facility.	<b>YES</b>
Use, Permitted	Ancillary Office	The applicant proposes approximately 36,000 square feet of ancillary office space to support the production and warehousing facility.	<b>YES</b>
Use, Conditionally Permitted	Retail	The applicant proposes two retail spaces that together are 5,000 square feet	<b>YES w/ CU</b>
Use, Conditionally Permitted	Professional Services	The applicant proposes a test kitchen and a demonstration kitchen.	<b>YES w/ CU</b>
Development Code Section 20.15.15. Site Development Standards – IND			
Land Area Minimum	No Minimum	Approximately 328,007 square feet	<b>YES</b>
Lot Dimensions Minimum	No Minimum	Width: 582'-9" Depth: 570 feet	<b>N/A</b>
Yard Setbacks Minimum	Front: 35 feet Side: 10 feet Rear: 0 feet	Front: 80'-3" Side: 53'-10" and 34'-9" Rear: 30 feet	<b>YES</b>
Building Height Maximum	45'	The maximum building height proposed is 49'-2" above grade plane.	<b>YES w/ Minor Adjustment, see findings for ADJ2018-0008</b>

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review guidelines will be reviewed in the Design Review portion of the staff report.	<b>See Findings for DR2018-0162</b>
Development Code Section 60.07			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	<b>N/A</b>
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is encumbered by the FEMA-designated 100-year floodplain Zone AE. Any development or building permit application will need to document how the proposal will comply with each applicable floodplain restriction. The flood conveyance and storage of the project area at each 1 foot contour must be preserved or enhanced with cut/fill balance and a zero-rise certification by a registered professional engineer. The plans or other submittals must document how the buildings are elevated or entire structures are dry-flood proofed per Federal Emergency Management Agency (FEMA) definitions.	<b>YES – with COA</b>
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	<b>N/A</b>
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	No land division is proposed.	<b>N/A</b>
Development Code Section 60.25 – Off-Street Loading			
Loading Facilities	3 Type A and 2 Type B loading berths	The applicant proposes 3 Type A and 2 Type B loading berths.	<b>YES</b>



Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking Zone A	Total Required: 187 Spaces	<u>Vehicle Parking</u> 187 spaces	<b>YES</b>
Required Bicycle Parking	Short-term Total: 7 Spaces Long-term Total: 11 Spaces	<u>Bicycle Parking</u> 18 external covered spaces	<b>YES</b>
Compact Spaces	Twenty percent of required spaces may be compact.	No compact parking spaces are proposed.	<b>YES</b>
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	<b>Yes- with COA</b>
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	The applicant proposes to preserve a 28-inch DBH Red Oak, remove 13 non-exempt Landscape Trees totaling 221 inches DBH, and plant 222 inches DBH of new trees.	<b>YES</b>
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	<b>Yes- with COA</b>

## RECOMMENDATION AND CONDITIONS OF APPROVAL BY THE FACILITIES REVIEW COMMITTEE:

### **Recommendation**

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority **APPROVE** the proposal **Keystone Pacific**, subject to conditions of approval identified in Attachment G.

**ADJ2018-0008**  
**ANALYSIS AND FINDINGS FOR**  
**MINOR ADJUSTMENT APPROVAL**

**Section 40.10.05. Purpose**

*The purpose of an Adjustment application is to provide a mechanism by which certain regulations in the Development Code may be adjusted if the proposed development continues to meet the intended purpose of such regulations. This Section is carried out by the approval criteria listed herein.*

**Section 40.10.15.1.C Approval Criteria**

*In order to approve a Minor Adjustment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. The proposal satisfies the threshold requirements for a Minor Adjustment application.***

**FINDING:**

Section 40.10.15.1.A.1 states that an application for Minor Adjustment shall be required when a proposal involves up to and including a 10% adjustment from the numerical Site Development Requirements specified in Chapter 20 (Land Uses).

The maximum building height in the IND zone is 45 feet. The proposed building addition is proposed to be 49'-2" high, which exceeds the Site Development Requirement by approximately 9.26%.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 2. The application complies with all applicable submittal requirements as specified in Section 50.25.1 and includes all applicable City application fees.***

**FINDING:**

The City of Beaverton received the appropriate fee for a Minor Adjustment application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 3. Special conditions or circumstances exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.***

**FINDING:**

The applicant states that the placement of the proposed building addition is constrained by several existing and inherent site conditions that affect developable area and building expansion, location, placement, and configuration. The actual measured building height is exaggerated by 4.5' due to existing site topography. The site slopes approximately seven

feet across the northern frontage from 206'-6" to 199 feet east to west. The lowest grade at the building, the northwest building corner at the exterior sidewalk, is 202 feet. The project is a renovation and expansion of an existing 1960s warehouse building. The existing finished floor elevation of 206'-6" is required to align to facilitate ease of access between existing and expansion facilities and to allow operations to seamlessly occur between production and administrative activities and to accommodate ADA accessibility.

The applicant states that the developable area on site is limited because of right-of-way improvements. The City of Beaverton is planning right-of-way improvements along SW Western Avenue to the east, which includes two traffic lanes, an internal turning lane, and dedicated bicycle lanes. These right-of-way improvements wrap the northeast corner of the site, terminating approximately 65 feet west of the intersection of SW Western Avenue and SW 5<sup>th</sup> Street. On The SW 5<sup>th</sup> Street portion, the improvements include two traffic lanes, a right turn lane, and bicycle lanes. The dimensional requirements of the City right-of-way improvements restricts on-site development areas along both street frontages with a 6-foot dedication required along SW Western Avenue and SW 5<sup>th</sup> Street. The restricted area between the existing structure and the right-of-way encumbrances imposed by City right-of-way improvements provides limited site areas for required parking quantities, to support the building and on-site circulation, and accommodate landscape setbacks.

The applicant states that these site conditions result in a limited area for building expansion and dictate the building addition's placement and ground floor configuration, making it physically difficult to meet the height limit while accommodating the overall program. Staff concurs that special conditions or circumstances exist on the site that make it physically difficult to meet the maximum height limit for an otherwise acceptable proposal.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 4. *The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.***

**FINDING:**

The applicant states that the constraints noted in Criterion 3 are outside of the control of the applicant. Staff concurs that the need for the addition to align with the existing building's finished floor elevation and the limited developable area on site for the addition due to right-of-way improvements and required dedication are site conditions and circumstances that do not result from the actions of the applicant. The request to increase the maximum building height does not stem from financial hardship or inconvenience.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 5. *Granting the adjustment as part of the overall proposal will not obstruct pedestrian or vehicular movement.***

FINDING:

The applicant states that the adjustment in building height would not affect the siting of the building or circulation areas. Staff finds that granting the request will not obstruct pedestrian or vehicular movement to and through the site.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**6. *City designated significant trees and/or historic resources, if present, will be preserved.***

FINDING:

There are no City designated significant trees or historic resources on the subject site.

**Therefore, staff finds that this approval criterion is not applicable.**

**7. *If more than one adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a proposal which is still consistent with the overall purpose of the applicable zoning district.***

FINDING:

The proposal includes one request for adjustment.

**Therefore, staff finds that this approval criterion is not applicable.**

**8. *Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.***

FINDING:

The applicant states that the industry standard for grocery retail space recommends a minimum ceiling height clearance for non-perishable warehousing between 20 and 25 feet. The proposed Basics market is a smaller retail footprint and has been scaled to accommodate a smaller floor footprint and storage capacity needs. Overall sectional dimensions provide 17'-6" from the ground floor to the second floor level, yielding a ceiling clearance ranging from 14'-8" to 15'-2" to bottom of structure. If the first floor level clearance were any lower, the operational storage capacity needs of the retail market would be compromised.

Office conference rooms and employee break areas and the demonstration and test kitchens are proposed on the ground floor. Office employee workstations and other conference rooms are proposed on the second floor, which begins at 17'-6" above the 206'-6" finished floor elevation. Office employee growth projections anticipate up to 125 employees within five to 10 years. To accommodate overall flexibility for office layout and expansion, a larger span structure is planned to allow for an open floorplate that is unencumbered by a frequency of smaller columns. The structural depth of the steel beams supporting the roof above the office area are deeper than typical joists or truss structures to accommodate the overall span. Overall sectional dimensions provide 10 feet clear at the

lowest end of the steel structure to allow mechanical and lighting clearances under the low end of the structure and a comfortable working environment.

The applicant states that the north-facing roof area is designed with a 2:12 roof pitch from 29 feet to 38'-3". This slope is the lowest possible pitch per the metal roofing material manufacturer's standards for product and installation warranties. The south-facing roof area is designed with a 4:12 roof pitch from 29'-6" to 49'-2" to maximize solar efficiency, minimize building height, and provide a seamless solar panel application integrated into the building roof design. In the Northern Hemisphere, the best direction to face solar panels is south. To achieve optimal absorption rates, light must hit the solar panels at a perpendicular angle. The tilt angle of the photovoltaic array is key for the best energy yield. Fixed-tilt solar panels calculate the average exposure to sunlight regardless of season and position of the solar array using the site location and latitude. For this site, the ideal fixed-tilt solar panel angle is 37.67°. The 4:12 pitch, which is 33.33°, is not as optimal as 37.67° but still allows for solar efficiency while also minimizing building height. Integrating these panels parallel to the roof provides a seamless architectural application that would otherwise result in an applied, tacked-on appearance on the roof. The resulting height of the south-facing roof area and the offset, lower north-facing roof area provides the additional opportunity for north-facing clerestory windows that maximize natural daylighting into the office area and interior public spaces and also provides variation in the building elevations, architectural features, and exterior façade.

Based on the reasons stated by the applicant above, staff finds that the requested 4'-2" adjustment to the maximum building height is the minimum necessary to permit a reasonable use of land and the proposed structure.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**9. *The proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.***

**FINDING:**

The applicant states that the proposed building addition to the north of the existing warehouse is split into two distinct shed forms. The roof forms are offset along the north half of the building to visually reduce the overall mass of the building. The roof forms and building orientation are a fundamental aspect of the project's sustainable development practices by providing a large clerestory to maximize natural daylighting into the office area and of the addition and by providing substantial opportunities for a large solar photovoltaic array on the roof surfaces.

The building addition is set back 53'-10" from the SW 5<sup>th</sup> Street property line, where the minimum setback is only 10 feet, and 80'-3" from the SW Western Avenue, where the minimum setback is only 35 feet. These large setbacks from the street frontages allows for a rich layering of landscaping, a large covered public plaza, and primary building entrances providing a varied massing and material applications, which creates a rich, articulated façade where the building addresses the public realm.

Staff finds that the proposal compensates for the requested height increase by designing a roof form that minimizes the overall bulk of the building addition and incorporates sustainable development practices and exceeding minimum setbacks.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 10. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless applicable provisions are modified by means of one or more Adjustment, Variance, or Planned Unit Development applications that already have been approved or are considered concurrently with the subject proposal.***

**FINDING:**

Staff cites the findings in the Code Conformance Analysis chart in the Facilities Review (Attachment A) section of this report for the IND zone as applicable to the above-mentioned criteria. As demonstrated on the chart, the proposal meets the site development standards, with the exception of maximum building height. The applicant requests modification of the maximum building height through the subject Minor Adjustment application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 11. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

**FINDING:**

Staff finds that this Major Adjustment proposal, which is limited to building height, will have no impact on the development's ability to meet applicable Code requirements of Chapter 60. Compliance with Chapter 60 is also discussed in the Facilities Review (Attachment A) and Design Review Three (Attachment E) sections of this report.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 12. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities, not subject to periodic maintenance by the City or other public agency.***

**FINDING:**

The applicant's narrative states that all private common facilities are strategically located and easily accessible, allowing for adequate and normal operation and maintenance. Staff finds that the proposal as represented does not present any barriers, constraints, or design

elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 13. *The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2 and .4 or 20.05.50.2.B.2 and .4.***

**FINDING:**

The proposal does not include any lot area averaging or any lot dimension reductions.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 14. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

**FINDING:**

The applicant has submitted this Minor Adjustment application with associated Conditional Use, Design Review Three, and Sidewalk Design Modification applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of the Minor Adjustment application is dependent upon the Design Review Three approval.

**Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.**

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **ADJ2018-0008 (Keystone Pacific)** subject to the applicable conditions identified in Attachment G.

**CU2018-0021 (RETAIL)  
ANALYSIS AND FINDINGS FOR  
CONDITIONAL USE APPROVAL**

**Section 40.15.05 Purpose:**

*The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding areas, or create nuisances. Conditional Uses may be approved, approved with site-specific conditions designed to minimize or mitigate identified adverse impacts, or denied. This Section is carried out by the approval criteria listed herein.*

**Section 40.03.1 Facilities Review Approval Criteria:**

*The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B, and all the following criteria have been met:*

**Facilities Review Approval Criteria Section 40.03.1.A-L**

**FINDING:**

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

**Therefore, the Committee finds that the proposal meets the criteria.**

**Section 40.15.15.3.C New Conditional Use Approval Criteria:**

*In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. *The proposal satisfies the threshold requirements for a Conditional Use application.***

**FINDING:**

The applicant proposes a retail use associated with a manufacturing facility in the Industrial (IND) zone. Ancillary retail areas are Conditional if an individual retail business is at least 2,000 and no more than 5,000 square feet of gross building floor area. No previous record of a Conditional Use permit for a retail use was found for the subject site. Therefore, the proposal is being reviewed as a New Conditional Use.

**Therefore, staff finds the proposal meets the criterion for approval.**



2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

FINDING:

The City of Beaverton received the appropriate fee for a New Conditional Use application.

Therefore, staff finds the proposal meets the criterion for approval.

3. ***The proposal will comply with the applicable policies of the Comprehensive Plan.***

FINDING:

The applicant states that the proposal complies with the applicable Comprehensive Plan policies, identified below.

***Policy 3.3.1.c) Encourage and incentivize sustainable building and site design approaches that minimize environmental impacts of the built environment while creating healthy, safe places for people to live, work, and play through:***

- i. Energy conservation and renewable energy***
- ii. Reducing resource consumption and waste***
- iii. Reducing water consumption and wastewater generation, including use of non-potable water systems where appropriate***
- iv. Integration of stormwater and natural systems***
- v. Protecting and supporting human health***
- vi. Designing for adaptability over time***

The applicant states that the proposed project combines and integrates multiple uses that not only support the proposed industrial food production use but also other ancillary programs including the retail and demonstration and test kitchen uses. This integration minimizes redundancy and multiplication of additional, separate facilities.

The project implements various sustainable design practices. The building orientation and roof forms of the building addition maximize natural daylighting and provide substantial opportunities for a large solar photovoltaic array on the roof surfaces. Waste heat from the industrial facilities will be recaptured to mitigate additional mechanical loads.

Basics, the retail component, supports human health as a market and gathering place designed to help more people cook healthful meals at home. It strives to find the freshest and most flavorful ingredients, pair them with simple recipes, and share kitchen skills and nutritional knowledge. Basics supports regional farmers, growers, and manufacturers by sourcing products from entities that prioritize soil health, animal welfare, regenerative practices, and seasonal rhythms. Recipes are developed by the store's in-house culinary team and evaluated for optimal health by Basic's nutrition team.

***Policy 3.3.1.e) Increase the resiliency of the built environment by:***

- i. Promoting retrofits to existing buildings and public facilities to increase the likelihood that buildings will stand and people can remain in place***

- ii. Increasing awareness of natural hazard risks and the value of mitigation and preparedness measures**
- iii. Encouraging the design of new public buildings to provide safe gathering spaces in the event of a natural disaster or other major emergency event**
- iv. Promoting the design of new buildings and infrastructure to withstand a natural disaster with minimal or no repair**

The applicant states that the project will incorporate both seismic retrofits to the existing building as well as constructing the building addition to current code and structural standards to reassure resiliency.

***Policy 3.9.1.a) Emphasize and prioritize employment and industrial uses – ensure that other uses allowed within these plan designations support and do not detract from the desirability of these areas for employment and industrial uses.***

The applicant states that because the retail component of the proposal is limited to 5,000 square feet of the 115,220 square foot project, or 4.33-percent, and is closely integrated with the warehousing and production uses that are permitted outright in the IND zone, it will not detract from the desirability of the industrial area for employment and industrial uses. On-site parking and loading facilities are provided for the retail use so the industrial area should continue to function well for industry and freight.

***Policy 3.9.1.b) Encourage design features and other measures that increase the availability and desirability of non-auto transportation options for employees and visitors.***

The applicant states that integrated right-of-way improvements along both SW 5<sup>th</sup> Street and SW Western Avenue will provide safer bicycle access, new sidewalks, enhanced traffic flows with turning lanes, and increased landscaping along the site's north and east street frontages. Pedestrian paths that connect the sidewalks to main entrances and other features of the site are designed to provide safe, comfortable, and direct connections to and through the development. Bicycle parking spaces are provided in covered racks located near the main entrance at the public plaza.

***Policy 3.9.1.c) Provide employment land suitable to meet the long-term and short-term employment growth forecasts, including encouraging increased employment densities and the reuse of underutilized employment land.***

The subject site has been vacant for the past several years so the proposed project will reuse underutilized employment land. The applicant states that there will be 15 employees associated with the retail use, which will complement the other uses on site. There will be ten employees associated with the demonstration and test kitchens. In year one there will be 18 employees associated with the production use, which is projected to increase to 50 employees within five to ten years. In year one there will be 25 employees associated with the ancillary office use, which is projected to increase to 50 employees by year five and to 75 employees by year ten.

***Policy 3.9.3.c) Allow uses that complement industrial uses and provide an appropriate amount of retail and services needed by employees with limitations***

***that ensure the area functions well for industry and freight.***

The applicant states that because the retail component of the proposal is limited to 5,000 square feet of the 115,220 square foot project and is closely integrated with the warehousing and production uses that are permitted outright in the IND zone, it will not detract from the desirability of the industrial area for employment and industrial uses. On-site parking and loading facilities are provided for the retail use so the industrial area should continue to function well for industry and freight.

***Policy 9.1.1.d) Identify and protect the city's employment areas by adopting regulations that promote an appropriate mix of uses in the industrial and other employment zones.***

The applicant states that because the retail component of the proposal is limited to 5,000 square feet of the 115,220 square foot project and is closely integrated with the warehousing and production uses that are permitted outright in the IND zone, it will not detract from the desirability of the industrial area for employment and industrial uses. On-site parking and loading facilities are provided for the retail use so the industrial area should continue to function well for industry and freight.

***Healthy Food Policy 1) Support affordable and sustainable local food systems, food hubs, and fresh food retailers to increase access to healthy food throughout the city.***

The guiding principles of the Community Health element of the comprehensive plan aligns with the ethos of Keystone Pacific, which is to create urban communities that provide choices for people to improve their health. Basics market it designed for access, offering just what people need to cook healthy meals at home.

**Therefore, staff finds the proposal meets the criterion for approval.**

**4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.***

**FINDING:**

The applicant states that there are no topographic constraints present that would prohibit the proposal, including the retail component. Additionally, the applicant states the proposal meets the applicable development standards in Chapters 20 and 60, for building height, which is being modified through a minor adjustment request, specifically, the location of the building on the site meets or exceeds minimum setbacks, the on-site pedestrian circulation system connects main building entrances to the surrounding sidewalks, and all loading space and vehicle and bicycle parking space standards are met in terms of both dimensions and quantity.

Staff concurs with the applicant's statement that the site can reasonably accommodate the proposed project.

**Therefore, staff finds the proposal meets the criterion for approval.**

5. ***The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.***

**FINDING:**

The applicant states that the proposed retail use will have a minimal impact on the surrounding area. The retail component of the proposal is limited to 5,000 square feet of the 115,220 square foot project and is closely integrated with the warehousing and production uses that are permitted outright in the IND zone. On-site parking and loading facilities are provided for the retail use so the industrial area, including the abutting properties to the west and south, should continue to function well for industry and freight. The property to the north across SW 5<sup>th</sup> Street from the subject site is zoned Community Service, where retail is permitted outright, and the properties to the east across SW Western Avenue from the subject site are zoned Office Industrial, where retail is permitted outright if limited to 5,000 square feet.

Staff finds that the size, location and functional characteristics of the proposal are reasonably compatible with and have minimal impact on surrounding uses.

**Therefore, staff finds the proposal meets the criterion for approval.**

6. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

**FINDING:**

The applicant has submitted this Conditional Use application with associated Minor Adjustment, Conditional Use, Design Review Three, and Sidewalk Design Modification applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of this Conditional Use application is dependent upon the Design Review Three approval.

**Therefore, staff finds that by meeting the conditions of approval, the criterion is met.**

**Recommendation**

Based on the facts and findings presented, staff recommends **APPROVAL** of **CU2018-0021 (Keystone Pacific)**, subject to the applicable conditions identified in Attachment G.

**CU2018-0022 (KITCHENS)  
ANALYSIS AND FINDINGS FOR  
CONDITIONAL USE APPROVAL**

**Section 40.15.05 Purpose:**

*The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding areas, or create nuisances. Conditional Uses may be approved, approved with site-specific conditions designed to minimize or mitigate identified adverse impacts, or denied. This Section is carried out by the approval criteria listed herein.*

**Section 40.03.1 Facilities Review Approval Criteria:**

*The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B, and all the following criteria have been met:*

**Facilities Review Approval Criteria Section 40.03.1.A-L**

**FINDING:**

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

**Therefore, the Committee finds that the proposal meets the criteria.**

**Section 40.15.15.3.C New Conditional Use Approval Criteria:**

*In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. *The proposal satisfies the threshold requirements for a Conditional Use application.***

**FINDING:**

The applicant proposes a professional service use, the demonstration and test kitchens, in the Industrial (IND) zone. Professional services uses are Conditional in the IND zone. No previous record of a Conditional Use permit for a professional service use was found for the subject site. Therefore, the proposal is being reviewed as a New Conditional Use.

**Therefore, staff finds the proposal meets the criterion for approval.**

**2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

FINDING:

The City of Beaverton received the appropriate fee for a New Conditional Use application.

**Therefore, staff finds the proposal meets the criterion for approval.**

**3. *The proposal will comply with the applicable policies of the Comprehensive Plan.***

FINDING:

The applicant states that the proposal complies with the applicable Comprehensive Plan policies, identified below.

***Policy 3.2.1.b) Encourage and support quality redevelopment in target areas that is consistent with city goals.***

The applicant states that the proposed redevelopment project renovates and expands upon an underutilized and largely vacant facility and site in a key location that resides near industrial, employment, commercial, and residential properties. The demonstration and test kitchens are integral and incorporated into the overall proposed development, which serves as both an industrial food production facility but also the new headquarters office for Keystone-Pacific.

***Policy 3.3.1.c) Encourage and incentivize sustainable building and site design approaches that minimize environmental impacts of the built environment while creating healthy, safe places for people to live, work, and play through:***

- vii. Energy conservation and renewable energy***
- viii. Reducing resource consumption and waste***
- ix. Reducing water consumption and wastewater generation, including use of non-potable water systems where appropriate***
- x. Integration of stormwater and natural systems***
- xi. Protecting and supporting human health***
- xii. Designing for adaptability over time***

The applicant states that the proposed project combines and integrates multiple uses that not only support the proposed industrial food production use but also other ancillary programs including the retail and demonstration and test kitchen uses. This integration minimizes redundancy and multiplication of additional, separate facilities.

The project implements various sustainable design practices. The building orientation and roof forms of the building addition maximize natural daylighting and provide substantial opportunities for a large solar photovoltaic array on the roof surfaces. Waste heat from the industrial facilities will be recaptured to mitigate additional mechanical loads.

***Policy 3.3.1.e) Increase the resiliency of the built environment by:***

- v. Promoting retrofits to existing buildings and public facilities to increase the likelihood that buildings will stand and people can remain in place***
- vi. Increasing awareness of natural hazard risks and the value of mitigation***

*and preparedness measures*

- vii. Encouraging the design of new public buildings to provide safe gathering spaces in the event of a natural disaster or other major emergency event*
- viii. Promoting the design of new buildings and infrastructure to withstand a natural disaster with minimal or no repair*

The applicant states that the project will incorporate both seismic retrofits to the existing building as well as constructing the building addition to current code and structural standards to reassure resiliency.

***Policy 3.9.1.a) Emphasize and prioritize employment and industrial uses – ensure that other uses allowed within these plan designations support and do not detract from the desirability of these areas for employment and industrial uses.***

The applicant states that because the demonstration and test kitchen component of the proposal is limited to 2,360 square feet of the 115,220 square foot project, or 2.05-percent, and is closely integrated with the warehousing and production uses that are permitted outright in the IND zone, it will not detract from the desirability of the industrial area for employment and industrial uses. On-site parking and loading facilities are provided for the kitchen use so the industrial area should continue to function well for industry and freight.

***Policy 3.9.1.b) Encourage design features and other measures that increase the availability and desirability of non-auto transportation options for employees and visitors.***

The applicant states that integrated right-of-way improvements along both SW 5<sup>th</sup> Street and SW Western Avenue will provide safer bicycle access, new sidewalks, enhanced traffic flows with turning lanes, and increased landscaping along the site's north and east street frontages. Pedestrian paths that connect the sidewalks to main entrances and other features of the site are designed to provide safe, comfortable, and direct connections to and through the development. Bicycle parking spaces are provided in covered racks located near the main entrance at the public plaza.

***Policy 3.9.1.c) Provide employment land suitable to meet the long-term and short-term employment growth forecasts, including encouraging increased employment densities and the reuse of underutilized employment land.***

The subject site has been vacant for the past several years so the proposed project will reuse underutilized employment land. The applicant states that there will be ten employees associated with the demonstration and test kitchens, which will complement the other uses on site. There will be 15 employees associated with the retail use. In year one there will be 18 employees associated with the production use, which is projected to increase to 50 employees within five to ten years. In year one there will be 25 employees associated with the ancillary office use, which is projected to increase to 50 employees by year five and to 75 employees by year ten.

***Policy 3.9.3.c) Allow uses that complement industrial uses and provide an appropriate amount of retail and services needed by employees with limitations***

***that ensure the area functions well for industry and freight.***

The applicant states that because the demonstration and test kitchen component of the proposal is limited to 2,360 square feet of the 115,220 square foot project and is closely integrated with the warehousing and production uses that are permitted outright in the IND zone, it will not detract from the desirability of the industrial area for employment and industrial uses. On-site parking and loading facilities are provided for the kitchen use so the industrial area should continue to function well for industry and freight.

***Policy 9.1.1.d) Identify and protect the city's employment areas by adopting regulations that promote an appropriate mix of uses in the industrial and other employment zones.***

The applicant states that because the demonstration and test kitchen component of the proposal is limited to 2,360 square feet of the 115,220 square foot project and is closely integrated with the warehousing and production uses that are permitted outright in the IND zone, it will not detract from the desirability of the industrial area for employment and industrial uses. On-site parking and loading facilities are provided for the kitchen use so the industrial area should continue to function well for industry and freight.

***Healthy Food Policy 1) Support affordable and sustainable local food systems, food hubs, and fresh food retailers to increase access to healthy food throughout the city.***

The guiding principles of the Community Health element of the comprehensive plan aligns with the ethos of Keystone Pacific, which is to create urban communities that provide choices for people to improve their health. The demonstration and test kitchens provide nutrition and culinary education, with a full calendar of diverse classes to educate employees, shoppers, and the general public interested in improving their health.

**Therefore, staff finds the proposal meets the criterion for approval.**

***4. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.***

**FINDING:**

The applicant states that there are no topographic constraints present that would prohibit the proposal, including the professional service component. Additionally, the applicant states the proposal meets the applicable development standards in Chapters 20 and 60, specifically, the location of the building on the site meets or exceeds minimum setbacks, the on-site pedestrian circulation system connects main building entrances to the surrounding sidewalks, and all loading space and vehicle and bicycle parking space standards are met in terms of both dimensions and quantity.

Staff concurs with the applicant's statement that the site can reasonably accommodate the proposed project.

**Therefore, staff finds the proposal meets the criterion for approval.**



5. ***The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.***

**FINDING:**

The applicant states that the proposed demonstration and test kitchen use will have a minimal impact on the surrounding area. The kitchen component of the proposal is limited to 2,360 square feet of the 115,220 square foot project and is closely integrated with the warehousing and production uses that are permitted outright in the IND zone. On-site parking and loading facilities are provided for the kitchen use so the industrial area, including the abutting properties to the west and south, should continue to function well for industry and freight. The property to the north across SW 5<sup>th</sup> Street from the subject site is zoned Community Service, where the kitchen use is permitted outright, and the properties to the east across SW Western Avenue from the subject site are zoned Office Industrial, where the kitchen use is also permitted outright.

Staff finds that the size, location and functional characteristics of the proposal are reasonably compatible with and have minimal impact on surrounding uses.

**Therefore, staff finds the proposal meets the criterion for approval.**

6. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

**FINDING:**

The applicant has submitted this Conditional Use application with associated Minor Adjustment, Conditional Use, Design Review Three, and Sidewalk Design Modification applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of this Conditional Use application is dependent upon the Design Review Three approval.

**Therefore, staff finds that by meeting the conditions of approval, the criterion is met.**

**Recommendation**

Based on the facts and findings presented, staff recommends **APPROVAL** of **CU2018-0022 (Keystone Pacific)**, subject to the applicable conditions identified in Attachment G.

**DR2018-0162  
ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW THREE APPROVAL**

**Section 40.20.05 Purpose:**

*The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary, and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring the proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.*

**Section 40.03.1 Facilities Review Approval Criteria:**

*The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B, and all the following criteria have been met:*

**Facilities Review Approval Criteria Section 40.03.1.A-L**

**FINDING:**

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

**Therefore, the Committee finds that the proposal meets the criteria.**

**Planning Commission Standards for Approval:**

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Design Review.

**Section 40.20.15.3.C Approval Criteria:**

*In order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. The proposal satisfies the threshold requirements for a Design Review Three application.***

**FINDING:**

The applicant proposes to construct approximately 54,200 square feet of building additions

as part of the warehouse renovation. An application for Design Review Three is required for building additions in industrial zones more than 30,000 gross square feet. Therefore, the application meets Threshold 4 of a Design Review Three.

**Therefore, staff finds the proposal meets the criterion for approval.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

FINDING:

The City of Beaverton received the appropriate fee for a Design Review Three application.

**Therefore, staff finds the proposal meets the criterion for approval.**

- 3. *For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).***

FINDING:

Staff cites the Design Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates to the applicable Design Review Guidelines found in Section 60.05.35 through 60.05.50 of the Development Code. Staff reviews each Guideline with respect to the applicability of the Guideline to the project, the applicant's response, and illustrative representation of the proposal. Staff provides an evaluation of the proposal in relation to the applicable Guidelines and a statement as to whether each applicable Guideline is met.

**Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.**

- 4. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Guidelines if any of the following conditions exist:***
  - a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or***
  - b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or***
  - c. The location of the existing structure to be modified is more than 300 feet from a public street.***

FINDING:

The project proposal includes building additions to and modifications of the existing development on site. Staff cites the Design Guidelines Analysis at the end of this Design

Review section, which evaluates the project as it relates to the applicable Design Review Guidelines found in Section 60.05.35 through 60.05.50 of the Development Code.

Therefore, staff finds the proposal meets the criterion for approval.

5. ***For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.***

FINDING:

The applicant does not propose a Design Review Build-out Concept Plan (DRBCP).

Therefore, staff finds the criterion is not applicable.

6. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).***

FINDING:

The project proposal meets Design Review Three application Threshold 4 and, accordingly, is not subject to Design Standards.

Therefore, staff finds the criterion is not applicable.

7. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is applying to instead meet the applicable Design Guideline(s).***

FINDING:

The project proposal meets Design Review Three application Threshold 4 and, accordingly, is not subject to Design Standards.

Therefore, staff finds the criterion is not applicable.

8. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

FINDING:

The applicant has submitted this Design Review Three application with associated Minor Adjustment, Conditional Use, and Sidewalk Design Modification applications. Concurrent

review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of the Design Review Three application is dependent upon the Minor Adjustment approval.

**Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.**

## DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff has only identified the Design Guidelines that are relevant to the subject development proposal. Non-relevant Guidelines have been omitted.

**60.05.35 Building Design and Orientation Guidelines.** *Unless otherwise noted, all guidelines apply in all zoning districts.*

**1. Building articulation and variety.**

**B. Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standards 60.05.15.1.A and B)**

**FINDING:**

The applicant states the building additions include entries, massing, and materials usage that creates visual interest for pedestrians. The north, east, and west elevations provide glazing throughout, and are further broken up by varied rooflines and use a mix of wood and steel. The applicant notes that the retail areas are further pronounced at the northeast corner by utilizing whitewashed wood cladding and additional glazing to highlight the corners of the building. The private roof deck and eco roof provide additional change in massing to break up the massing of the building. The southern elevation abuts the existing warehouse, and glazing is added where possible to provide additional articulation. Staff concurs that adequate visual interest is provided.

**Therefore, staff finds the Guideline is met.**

**C. To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)**

**FINDING:**

The east and west elevations are marked with a vertical steel beam that divide the elevations in two sections, minimizing the feel of the long elevation. The north elevation contains windows with vertical orientation throughout, providing balance to the longest elevation. Staff concurs that vertical elements are adequately emphasized.

**Therefore, staff finds the Guideline is met.**

**E. Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court, or major parking area should be avoided. (Standards 60.05.15.1.B, C, and D)**

**FINDING:**

The applicant notes that the building elevations are highly articulated. The north elevation is split into two distinct shed forms, and the rooflines are offset to accommodate clerestory windows. Vertical wood cladding is emphasized and in varied patterns for visual interest. Canopies further provide visual entrance and denote entrance locations, and windows are recessed for emphasize the bays that articulate the façade. The east elevation utilizes concrete vertical and horizontal frames to visually reduce the overall length of the building. The western elevation contains significant glazing as well as outdoor decks to articulate the façade. Staff concurs that building elevations visible from public streets and major parking areas contain sufficient architectural features to provide visual interest.

**Therefore, staff finds the Guideline is met.**

- F. Building elevations visible from and within 100 feet of an adjacent street where the principle use of the building is manufacturing, assembly, fabricating, processing, packing, storage, and wholesale and distribution activities in an Industrial zoning district should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street should be avoided. (Standards 60.05.15.1.B and C)***

**FINDING:**

The eastern elevation is 122 feet from the right of way. The northern elevation is articulated as described above under criterion 60.05.35.E.

**Therefore, staff finds the Guideline is met.**

**2. Roof forms.**

- A. Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be emphasized. (Standards 60.05.15.2.A and B)***

**FINDING:**

The applicant states that the building addition is broken up into two roof forms, providing opportunities for clerestory windows and breaking up the massing of the building. The shed roof extends past the building elevation to provide cover for public plazas. Staff concurs that the proposed roof forms provide a variety of detail and create visual interest when viewed from the street.

**Therefore, staff finds the Guideline is met.**

- B. Flat roofs should include distinctive cornice treatments. (Standard 60.05.15.2.C)***

**FINDING:**

The applicant proposes no new flat roofs. The existing building on site has a flat roof. The

roofline is articulated by a repeating concrete structural element, which frames the roofline and functions as a distinctive cornice.

**Therefore, staff finds the Guideline is met.**

- C. Additions to existing structures which involve the addition of new roof area should respect the roof form and material of the existing structure. (Standard 60.05.15.2.D)***

**FINDING:**

The applicant states that the new shed roof takes cues from the existing repetitive concrete structural frames as it introduces a new distinctive shape to accommodate the functions needed from the new building. Staff concurs that the roof forms of the additions respects the form and material of the existing structure.

**Therefore, staff finds the Guideline is met.**

**3. Primary building entrances.**

- B. Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3)***

**FINDING:**

The applicant states that at the primary office entry and entry plaza, an extruded metal frame surrounds the storefront glazing where facing the plaza and a large steel canopy announces the primary entry location. Staff concurs that the primary entrances have been emphasized.

**Therefore, staff finds the Guideline is met.**

**4. Exterior building materials.**

- A. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standards 60.05.15.4.A and B)***

**FINDING:**

The building utilizes a variety of wood, steel and extensive glazing. Staff notes states that the building materials are durable and convey a sense of permanence, and windows provide views into more active areas of the building. Staff concurs that the proposed materials convey a sense of durability and adequate windows are provided.

**Therefore, staff finds the Guideline is met.**



5. ***Screening of equipment. All roof, surface, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)***

FINDING:

The applicant states that roof-mounted equipment will be recessed and screened within a roof well location along the north façade. Milk silos at the south end of the building will be screened by other production buildings. Transformers will be screened by masonry walls designed to match the existing building façade.

**Therefore, staff finds the Guideline is met.**

8. ***Ground floor elevations on commercial and multiple use buildings.***

- A. ***Excluding residential only development, ground floor building elevations should be pedestrian oriented and treated with windows, display areas, or glass doorway openings to the extent possible and where appropriate to the design and use of the building. This guideline particularly applies to ground floor building elevations situated along Major Pedestrian Routes. (Standard 60.05.18.8.A)***

FINDING:

Ground floor building elevations of the north addition are contain significant glazing, especially the street facing north and east elevations. Building entrances are located on the north, west and east elevations. Staff concur that the proposed windows and glass treatment is appropriate for the use of the building.

**Therefore, staff finds the Guideline is met.**

**60.05.40. *Circulation and Parking Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.***

1. ***Connections to public street system. The on-site pedestrian, bicycle, and motor vehicle circulation system and the abutting street system should provide for efficient access and circulation, and should connect the project to abutting streets in accordance with connections identified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan. (Standard 60.05.20.1)***

FINDING:

The applicant states that the site was designed to accommodate safe vehicular and pedestrian circulation patterns. Two pedestrian pathways are show east of the building to provide access from SW Western Avenue, and one pedestrian pathway is shown north of the building to provide pedestrian access from SW 5<sup>th</sup> Street. Several existing driveways are being relocated or closed to create safer vehicle turning movements. The Traffic Impact Analysis found that no significant safety hazards exist under the proposed design. Staff

concur that the proposal adequately connects to the public street system.

**Therefore, staff finds the Guideline is met.**

**2. Loading area, solid waste facilities, and similar improvements.**

- A. On-site service, storage, and similar activities should be designed and located so that these facilities are screened from an abutting public street. (Standard 60.05.20.2)**

**FINDING:**

The applicant states that fully screened and covered trash enclosures are provided on the west elevation. The areas are screened by masonry walls design to match the façades of the existing building. On-site loading areas and trash enclosure are located on the west side of the building, opposite from the main building entrance and public parking area. The applicant states that waste containers will be screened from view by a CMU masonry enclosure that matches the design of other ancillary buildings on site. Staff concurs that the loading area and trash enclosure is appropriately located and adequately screened from public view.

**Therefore, staff finds the Guideline is met.**

**3. Pedestrian circulation.**

- A. Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)**

**FINDING:**

The applicant provides a series of pedestrian connections and paths throughout the site connecting parking areas and building entrances to each other and to the public street system SW 5<sup>th</sup> Street and SW Western Avenue. The pedestrian connections through the development and to adjacent streets are sufficient.

**Therefore, staff finds the Guideline is met.**

- B. Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)**

**FINDING:**

The applicant provides connections to all adjacent public streets, including SW 5<sup>th</sup> Street and SW Western Avenue. Staff notes that the SW 5<sup>th</sup> Street connection cannot be located closer to the building due to topographical issues. Staff concurs that the proposal provides sufficient pedestrian connections to adjacent streets and pedestrian facilities.

**Therefore, staff finds the Guideline is met.**

***C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)***

**FINDING:**

The applicant provides pedestrian connections from SW Western Avenue to the main building entrance. Additional walkways are provided elsewhere on SW Western Avenue and SW 5<sup>th</sup> Street. Staff concurs that adequate pedestrian connections are provided to adjacent public streets.

**Therefore, staff finds the Guideline is met.**

***D. Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standards 60.05.20.3.C through E)***

**FINDING:**

The applicant provides two pedestrian connections from SW Western Avenue to the building that are spaced approximately 175 feet apart. The parking area on the east side of the building provides a pedestrian pathway along to the building. Staff concurs that adequate pedestrian connections are provided.

**Therefore, staff finds the Guideline is met.**

***F. Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)***

**FINDING:**

The applicant states that pedestrian walkways are designed for safe movement and to minimize crossings of vehicular access and circulation areas. Walkways will be constructed of scored concrete to distinguish pedestrian paths where crossing vehicle drive aisles. Staff concurs that the applicant has proposed hard durable differentiated surfaces for pedestrian connections.

**Therefore, staff finds the Guideline is met.**

***4. Street frontages and parking areas. Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4)***

**FINDING:**

The applicant states that screening is provided along all parking areas that abut public streets. As shown on sheet APP-3, the proposal includes landscaping along SW Western Avenue and SW 5<sup>th</sup> Street, including a variety of maple trees, shrubs, and groundcover. Staff concur that adequate landscaping is provided for surface parking areas along public streets.

Therefore, staff finds the Guideline is met.

- 5. *Parking area landscaping. Landscape islands and a tree canopy should be provided to minimize the visual impact of large parking areas. (Standards 60.05.20.5.A through D)***

**FINDING:**

Landscape islands are provided in both the east and west parking lots, planted with a variety trees and shrubs, as shown on sheet APP-3, to minimize the impact of the parking areas. Staff concurs the landscape islands and surrounding vegetation are designed to mitigate the impact of the parking areas.

Therefore, staff finds the Guideline is met.

**60.05.45. *Landscape, Open Space and Natural Areas Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.***

- 3. *Minimum landscaping for Conditional Uses in Residential zones and for developments in Commercial, Industrial, and Multiple Use zones.***

- A. *Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and generally increase the attractiveness of a development and its surroundings. (Standards 60.05.25.5.A, B, and D)***

**FINDING:**

The applicant states a variety of shrubs, grasses and trees are provided adjacent to the building which will create a rich layered and varied landscape palette. Extensive plantings are proposed along the north, west, and east elevations will help soften the edges of the building. The applicant also states that the perimeter of the site is landscaped with a variety of plantings to screen and soften the parking areas. Staff concurs that the landscaping softens the building edges and parking areas.

Therefore, staff finds the Guideline is met.

- B. *Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.5.C)***

**FINDING:**

The applicant states the plazas and common areas include both built and movable site furnishings, landscaping, and textured concrete to create a unique plaza and gathering space. Staff was unable to find any drawings in the applicant's drawings that indicate the textured concrete. Staff recommends a condition of approval requiring that the plaza located in front of the primary entrance of the eastern elevation be treated with decorative pavers or concrete. With the recommended condition, staff concurs that the pedestrian

plaza utilizes a combination of landscape and decorative hardscape features.

**Therefore, staff finds that by meeting the conditions of approval the Guideline is met.**

***C. Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standards 60.05.25.5.A and B)***

**FINDING:**

The applicant states that plants and trees were primarily selected from native plant communities that are drought-tolerant.

**Therefore, staff finds the Guideline is met.**

***D. Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standards 60.05.25.5.A and B)***

**FINDING:**

The applicant states that one existing mature tree is planned to be retained and incorporated into the site design. To ensure the retention of the tree staff recommends a condition of approval requiring that tree protection fencing be installed that is consistent with Section 60.60.20 of the Development Code or at the discretion of the City Arborist. Of the 17 trees on site, 16 will be removed. As shown on Sheet L100, 139 new trees will be planted on site.

**Therefore, staff finds that by meeting the conditions of approval the Guideline is met.**

***E. A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.5)***

**FINDING:**

The applicant states that a diverse plant list is shown in the landscape planting plan. Staff notes that the planting plan includes nine different tree species, 11 different shrub species, and six different groundcover species. Staff concurs that a variety of trees and shrub species will be provided.

**Therefore, staff finds the Guideline is met.**

***6. Retaining Walls. Retaining walls over six (6) feet in height or greater than fifty (50) feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard 60.05.25.8)***

**FINDING:**

The applicant states that retaining walls will be constructed as gabion walls with Camas stone to provide a unique texture, detail and material that complements the site. Staff concurs that the retaining walls will be architecturally treated.

Therefore, staff finds the Guideline is met.

**7. Fences and walls.**

- A. Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.25.9)***

**FINDING:**

Not including the retaining walls analyzed above, no fences or walls are proposed.

Therefore, staff finds the Guideline is not applicable.

- B. Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard 60.05.25.9.E)***

**FINDING:**

Not including the retaining walls analyzed above, no fences or walls are proposed.

Therefore, staff finds the Guideline is not applicable.

- 9. *Integrate water quality, quantity, or both facilities. Above-ground stormwater detention and treatment facilities should be integrated into the design of a development site and, if visible from a public street, should appear as a component of the landscape design. (Standard 60.05.25.11)***

**FINDING:**

No above ground stormwater detention or treatment facilities are proposed. Stormwater will be addressed through underground facilities.

Therefore, staff finds the Guideline is met.

- 10. *Natural Areas. Natural features that are indigenous to a development site, such as streams, wetlands, and matures trees should be preserved, enhanced, and integrated when reasonably possible into the development plan. (Standard 60.05.25.12)***

**FINDING:**

No significant groves or wetlands exist on site. The majority of existing Landscape Trees and Community Trees on site are proposed for removal to accommodate the proposed site and building improvements. As previously discussed, the applicant proposes to retain one mature tree and plant 139 new trees.

Therefore, staff finds the Guideline is met.

**11. Landscape buffering and screening.**

- A. A landscape buffer should provide landscape screening and horizontal separation between different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones, and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.13)**

**FINDING:**

The subject property is zoned IND, and is not adjacent to or abutting residentially zoned properties. Properties to the north across the street are zone Community Service, and property the east across the street is zoned Office Industrial. The landscape buffers provided along both SW Western Avenue and SW 5<sup>th</sup> Street to soften and screen the parking areas also provide appropriate screening from the adjacent non-industrial uses.

Therefore, staff finds the Guideline is met.

- B. When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard 60.05.25.13)**

**FINDING:**

The proposed project requires two Conditional Uses, professional services and retail. Adjacent properties are zoned Community Service and Office Industrial. The proposed Conditional Uses do not present any inherent conflicts or impacts to these properties, as the uses are permitted to some degree in these zones outright. The landscape buffers provided along both SW Western Avenue and SW 5<sup>th</sup> Street to soften and screen the parking areas also provide appropriate screening from the adjacent non-industrial uses.

Therefore, staff finds the Guideline is met.

- C. Landscape buffering should consist of a variety of trees, shrubs, and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Standard 60.05.25.13)**

**FINDING:**

The applicant's plans show that the proposed landscape plantings will consist of a variety of trees, shrubs, and groundcover designed to provide an effective visual screen. The landscape screening is integrated into the overall landscape plan, using a variety of trees

and shrubs that are found in other landscape areas on site. Staff concurs that the schedule of planting materials shown on the landscape plan provide ample variety and screening.

**Therefore, staff finds the Guideline is met.**

***D. When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (Standard 60.05.25.13.E)***

FINDING:

Consistent with Table 60.05-2, a landscape buffer is only required along the north elevation, across the street from the Community Service zone. A five foot, B2 buffer is required between the IND and CS zones when a street separates the properties. The applicant proposes a five foot buffer that meets the minimum planting requirements.

**Therefore, staff finds the Guideline is met.**

***60.05.50. Lighting Design Guidelines.*** Unless otherwise noted, all guidelines apply in all zoning districts.

***1. Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted, and bollard luminaires. (Standards 60.05.30.1 and 2)***

FINDING:

The applicant states that the lighting plan, shown on Sheet E101, was designed to provide maximize efficiency and evenly distributed light levels throughout the site. Additional building lighting at the main entry will highlight the building entry. Staff concurs the lighting plan will maximize safety throughout the development.

**Therefore, staff finds the Guideline is met.**

***2. Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building. (Standard 60.05.30.2)***

FINDING:

The applicant states that lights are scaled where appropriate to provide more pedestrian scale lighting. Sheet APP-7.3 shows building and ground mounted lighting that is pedestrian scaled. The lighting details appear to be architecturally appropriate for the design of the building.

**Therefore, staff finds the Guideline is met.**



3. ***Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens shields, shades, or other measures to screen the view of light sources from residences and streets. (Standards 60.05.30.1 and 2)***

FINDING:

The applicant states that the pole lighting fixtures at the perimeter of the site are designed to direct lighting internally to the site and that glare is minimized. Staff concurs that there will be minimal impacts to abutting and adjacent properties and streets.

**Therefore, staff finds the Guideline is met.**

4. ***On-site lighting should comply with the City's Technical Lighting Standards. (Standards 60.05.30.1 and 2). Where the proposal does not comply with the Technical Lighting standards, the applicant should describe the unique circumstances attributed to the use or site where compliance with the standard is either infeasible or unnecessary.***

FINDING:

The applicant provides a photometric plan which complies with the maximum property lighting of 0.5 foot candles at all property lines.

**Therefore, staff finds the Guideline is met.**

**Recommendation**

Based on the facts and findings presented, staff recommends **APPROVAL** of **DR2018-0162 (Keystone Pacific)**, subject to the applicable conditions identified in Attachment G.

**SDM2019-0007  
ANALYSIS AND FINDINGS FOR  
SIDEWALK DESIGN MODIFICATION**

**Section 40.58.05 Purpose:**

*The purpose of the Sidewalk Design Modification application is to provide a mechanism whereby the City's street design standards relating to the locations and dimensions of sidewalks or required street landscaping can be modified to address existing conditions and constraints as a specific application. For purposes of this section, sidewalk ramps constructed with or without contiguous sidewalk panels leading to and away from the ramp shall be considered sidewalks. This section is implemented by the approval criteria listed herein.*

**Section 40.58.15.C Approval Criteria:**

*In order to approve a Sidewalk Design Modification application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The proposal satisfies the threshold requirements for a Sidewalk Design Modification application.***

**FINDING:**

An application for Sidewalk Design Modification shall be required when the sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified. SW 5<sup>th</sup> Street is classified as a two-lane collector street that transitions to a three-lane collector. The Engineering Design Manual identifies that two-lane collector streets should have a total right-of-way width of 62 feet (31 feet to centerline), with a six-foot sidewalk and 7'-6" planter strip. Three-lane collector streets should have a total right-of-way width of 74 feet (37 feet to centerline). The width standard is met on the segment of SW 5<sup>th</sup> Street that is west of the driveway. The applicant states that existing topography and City-proposed right-of-way frontage improvements result in the sidewalk and landscape strip width standards not being met east of the driveway.

**Therefore, staff finds the proposal meets the criterion for approval.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

**FINDING:**

The City of Beaverton received the appropriate fee for a Sidewalk Design Modification application.

**Therefore, staff finds the proposal meets the criterion for approval.**

3. ***One or more of the following criteria are satisfied:***
- a. ***That there exist local topographic conditions, which would result in any of the following:***
    - i. ***A sidewalk that is located above or below the top surface of a finished curb.***
    - ii. ***A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.***
  - b. ***That there exist local physical conditions such as:***
    - i. ***An existing structure prevents the construction of a standard sidewalk.***
    - ii. ***An existing utility device prevents the construction of a standard sidewalk.***
    - iii. ***Rock outcroppings prevent the construction of a standard sidewalk without blasting.***
  - c. ***That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.***
  - d. ***That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.***

**FINDING:**

The applicant provides a typical cross section along SW 5<sup>th</sup> Street where the non-standard sidewalk is proposed, as shown on plan set sheet APP-15 of the applicant's materials. The cross section shows the grading differential between the road bed and the subject site and the retaining wall required to develop the site. If the applicant were to provide the standard six-foot sidewalk and 7'-6" planter strip, there would not be sufficient room to construct the needed retaining wall and provide the proposed landscaping to soften the parking lot and vehicle maneuvering areas on-site. The result would be a sidewalk constructed much higher than the curb line and a steep planter strip that may not be feasible to construct. Furthermore, the proposed 10-foot sidewalk with tree wells is the same design that is required in commercial zones and is proven to provide safe, direct, and efficient pedestrian travel in other parts of the city.

**Therefore, staff finds that the proposal meets the criterion for approval.**

4. ***The proposal complies with provisions of Section 60.55.25 (Street and Bicycle and Pedestrian Connection Requirements) and 60.55.30 (Minimum Street Widths).***

**FINDING:**

The proposed sidewalks will maintain a minimum five foot unobstructed width and connect to the surrounding pedestrian circulation system, consistent with Sections 60.55.25 and 60.55.30.

Therefore, staff finds the proposal meets the criterion for approval.

5. *Applications and documents related to the request, which will require further City approval, have been submitted to the City in the proper sequence.*

FINDING:

The applicant has submitted this Sidewalk Design Modification application with associated Minor Adjustment, Conditional Use, and Design Review Three applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of the Sidewalk Design Modification application is dependent upon the Design Review Three approval.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

6. *The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.*

FINDING:

Staff cites Facilities Review findings to criteria F and G provided herein in Attachment A. The existing sidewalk includes a curb and is in generally acceptable condition for safe pedestrian circulation.

Therefore, staff finds the proposal meets the criterion for approval.

**Recommendation**

Based on the facts and findings presented, staff recommends **APPROVAL** of **SDM2019-0007 (Keystone Pacific)**, subject to the applicable conditions identified in Attachment G.

## CONDITIONS OF APPROVAL

### **ADJ2018-0008 Minor Adjustment**

1. Ensure that the Design Review Three (DR2018-0162) application has been approved and is consistent with the submitted plans. (Planning/SR)

### **CU2018-0021 Conditional Use (Retail)**

1. Ensure that the Design Review Three (DR2018-0162) application has been approved and is consistent with the submitted plans. (Planning/SR)

### **CU2018-0022 Conditional Use (Professional Service)**

1. Ensure that the Design Review Three (DR2018-0162) application has been approved and is consistent with the submitted plans. (Planning/SR)

### **DR2018-0162 Design Review Three**

1. Ensure that the Minor Adjustment (ADJ018-0008) application has been approved and is consistent with the submitted plans. (Planning/SR)
2. Ensure that the Sidewalk Design Modification (SDM2019-0007) application has been approved and is consistent with the submitted plans. (Planning/SR)

#### **A. Prior to site development permit issuance, the applicant shall:**

3. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./TDM)
4. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in the City 2019 Engineering Design Manual and Standard Drawings (City EDM), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./TDM)
5. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and the City EDM; however, any required land use action shall be

- final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./TDM)
6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities, all site work in the floodplain, emergency vehicle access and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./TDM)
  7. As part of the Site Development Permit submittal, submit the required waterline and pedestrian easements and any off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./TDM)
  8. Contact Building Department at (503)350-4079 or (503)526-2409 to obtain a Plumbing Permit from the Building Department for the proposed onsite utilities. Submit the Plumbing Permit application concurrently with the Site Development Permit application. (Site Development Div./TDM)
  9. Provide an 8" waterline onsite to loop the existing waterlines on SW 5th Street and SW Western Avenue. Also dedicate public waterline easement to meet the 2019 Engineering Design Manual, Section 610.2.1. (Site Development Div./TDM)
  10. Submit plans that show access for a maintenance vehicle within 6-feet from the front, or within 19-feet from the side of a vehicle to all water quality and flow control structures or otherwise as specifically approved by the City Engineer. (Site Development Div./TDM)
  11. Submit plans that include details of the proposed bicycle parking spaces. Racks are to be at least 30 inches wide by 36 inches tall, centered within an area that is 6 feet by 4 feet, and at least 2 feet from any building. Inverter U-type and staple racks are the preferred option for bicycle parking. (Site Development Div./TDM)
  12. Submit a vehicle simulation for Tualatin Valley Fire and Rescue District approved fire truck and the developer approved truck using an AutoTURN or another approved software program by the City Engineer. (Site Development Div./TDM)
  13. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./TDM)
  14. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the

- City Engineer as specified in the Engineering Design Manual Chapter 6, 610.L). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./TDM)
15. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./TDM)
  16. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./TDM)
  17. Submit to the City a copy of any approval documentation or other construction impact authorization as needed from the Union Pacific Railroad Company for the work in or near the railroad spur track corridor. (Site Development Div./TDM)
  18. Submit a copy of issued permits or other approvals needed from ODOT Rail for any work performed in or near the railroad spur track corridor. (Site Development Div./TDM)
  19. Provide final construction plans and a final drainage report per Section CWS 4.05.6.3 of the 2019 EDM and Section 4.05.5 of CWS Resolution & Order 17-5 (in regard to redevelopment water quality treatment). Because of the site proximity to the flood plain, detention is exempt. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./TDM)
  20. Provide final construction ready plans showing a proprietary Stormfilter system (for treatment of the site's surface water runoff) with a minimum of 3.0 cartridges per tributary impervious acre. Plans shall also show an oil and sediment trap for any auxiliary inlet structures (ex: sumped, lynch-type catch basin, trench drain with trap, or other City of Beaverton approved equivalent) located in front any Stormfilter unit. (Site Development Div./TDM)
  21. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot to another lot area shall not be considered a direct plumbing service. (Site Development Div./TDM)
  22. Submit a revised grading plan showing that the lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities and show a safe overflow route. A minimum finish floor elevation shall established for the proposed building based on service provision needs

- and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the rim/overflow of the storm facility; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. (Site Development Div./TDM)
23. Provide a final engineering analysis of the grading and construction work proposed within the 100-year floodplain. The site is encumbered by the FEMA-designated 100-year floodplain Zone 'AE'. Additional information was found via more recent Beaverton flood studies that determined that the 100-year flood is at 202.5 feet NGVD-29 (equals 206.0 feet NAVD-88). The regulated lowest finish floor or building flood-proofing elevation is 203.5 feet NGVD-29 (equals 207.0 feet NAVD-88). The Zone 'AE' building flood-proofing elevation is 4.0 feet above existing surrounding grade. Any development or building permit application will need to document how the proposal will comply with each applicable floodplain restriction. The flood conveyance and storage of the project area at each 1 foot contour must be preserved or enhanced with cut/fill balance and a zero-rise certification by a registered professional engineer. The plans or other submittals must document how the buildings are elevated or entire structures are dry-flood proofed per Federal Emergency Management Agency (FEMA) definitions. The floodplain regulations are found in Chapter 60 of the City Development Code, Chapter 9.05 of the City Code, and Chapter 5, Section 5.10 of CWS Resolution and Order 2017-05. No designated vehicle long-term parking, or equipment storage can occur at or below 1' below the 100-year floodplain. (Site Development Div./TDM)
  24. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor (this can be with or shown on the submitted building plans). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces on the site. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./TDM)
  25. Pay storm water system development charges (overall system conveyance and for storm quantity, water detention) for any net new impervious area proposed for the entire project. (Site Development Div./TDM)
  26. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director), an on-site lighting plan, and for the placement of underground utility lines along SW 5<sup>th</sup> Street frontage, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed



improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./TDM)

27. Obtain the City Building Official's review approval of the proposed private fire service mains (fire line), vault, backflow prevention and Fire Department Connection (FDC). (Site Development Div./TDM)
28. Submit an owner-executed, notarized, City standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./TDM)
29. PAINTED CURBS: Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25-foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) Painted curbing or striping will be required to delineate all fire lanes. Plans are required to show locations of painted curbing. Revise drawings to comply. (TVF&R / JF)
30. SURFACE AND LOAD CAPACITIES: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) Fire lanes must meet these loading requirements. Indicate this on the plans. (TVF&R / JF)
31. TURNING RADIUS: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3) All fire lanes must meet these requirements. Indicate this on the plans. (TVF&R / JF)
32. Aerial Apparatus Operations: At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4) The proposed addition is over 30 feet in height and will require aerial fire department access. Specify the location of the proposed aerial access on the plans. (TVF&R / JF)
33. AERIAL FIRE APPARATUS ROADS: Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be

- determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) The proposed addition is over 30 feet in height and will require aerial fire department access. Specify the location of the proposed aerial access on the plans. (TVF&R / JF)
34. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. (OFC D104.3) The plans are unclear if the required second point of access continues to the public right of way (SW Western). Please clarify. (TVF&R / JF)
35. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Provide fire flow calculations for review. (TVF&R / JF)
36. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13) The FDC is required to be remote from the building and within 100 lineal feet of the hydrant. Revise drawings to show compliance. (TVF&R / JF)
37. **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in (OFC Table C105.1) Provide a detailed plan clearly showing all required fire hydrants. The best place to identify hydrants for the fire service review is on the fire truck turning diagram. (TVF&R / JF)
38. **KNOX BOX:** A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) This building will require a Knox Box. Indicate its location on the plans. (TVF&R / JF)
39. Submit a traffic generation and distribution memo to ODOT to assess potential impacts to OR 10 and the OR 217/Allen Boulevard interchange. Pending the outcome of this memo, ODOT may request a traffic impact study. The study must be conducted by a Professional Engineer registered in

Oregon. Contact the ODOT Traffic Representative, Avi Tayar, P.E. (503) 731-8221, and the local jurisdiction to scope the study. (ODOT/MD)

40. Provide plans that show continuous fencing (no gates) along the property line fronting the rail tracks to ensure the safe operation of trains by preventing illegal trespassing of pedestrians across the tracks (see attached Rail Fence Detail in Exhibit 4). The fence shall be located on the private property and not within the railroad right-of-way. (ODOT/MD)
41. Obtain a Crossing Order for any alterations within the safe stopping distance of the public rail crossing. To alter means any change to the roadway or tracks at a crossing that materially affects the use of the crossing by railroad equipment, vehicles, bicyclists, or pedestrians. Alterations include, but are not limited to: changing the width of the roadways; installing or removing protective devices; creating an additional travel lane; installing curbs, sidewalks, or bicycle facilities; and vehicle access. Contact the ODOT Rail Crossing Specialist, Prescott Mann (503) 986-4322, for information on the Crossing Order application process. (ODOT/MD)
42. Submit plans showing street trees installed in sidewalk planter strips for the SW 5<sup>th</sup> Street frontage, as shown on the approved plans. (Planning/SR)
43. Submit plans showing tree protection fencing consistent with Section 60.60.20 of the Beaverton Development Code for all on-site trees identified for retention. Any deviation from the standards shall be approved by the City Arborist. (Planning/SR)
44. Submit detailed plans showing bicycle racks centered within parking areas that are a minimum of 3 feet wide (4 feet is preferred) and 6 feet deep, located at least two feet from building walls. Racks should be at least 30 inches wide and 36 inches tall, unless otherwise approved and should provide support to the bike frame in at least two places. (Planning/SR)
45. Submit plans showing elevations for all long term bicycle parking shelters. (Planning/SR)
46. Submit plans showing the use of decorative concrete or pavers in the plaza east of the north building addition's primary entrance, identified as the Ice Cream Plaza on Sheet 5 of the applicant's drawing set.
47. Submit plans demonstrating that all sidewalks are located in the public right of way or within a public access easement. (Planning/SR)
48. Submit plans demonstrating the sidewalks to be constructed on SW 5<sup>th</sup> Street align with the sidewalks to be constructed with the Western Avenue Capitol Improvement Project CIP 3328. (Planning/SR)

**B. Prior to building permit issuance, the applicant shall:**

49. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./TDM)
50. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the City Engineer and City Building Official to at least (207.0 feet NAVD-88; 203.5 feet NGVD-29) one foot above the base flood elevation (206.0 feet NAVD-88; 202.5 feet NGVD-29). (Site Development Div./TDM)
51. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to grading activities. (Site Development Div./TDM)

**C. Prior to the final occupancy permit issuance for the first building, the applicant shall:**

52. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./TDM)
53. Have a professional architect, engineer, or surveyor submit a FEMA elevation certificate to the City Engineer verifying that all at-risk elements of the new construction are either elevated or flood proofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the City Engineer and City Building Official to at least (207.0 feet NAVD-88; 203.5 feet NGVD-29) one foot above the base flood elevation (206.0 feet NAVD-88; 202.5 feet NGVD-29). (Site Development Div./TDM)
54. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./TDM)
55. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are damaged during the construction of the site. (Site Development Div./TDM)
56. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./TDM)
57. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./TDM)

**D. Prior to final inspection of any building permit, the applicant shall:**

60. Have installed the bicycle parking as approved. (Planning/SR)
61. Have installed street trees along the SW 5<sup>th</sup> Street frontage. (Planning /SR)
62. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A," except as modified by the decision making authority in conditions of approval. (Planning/SR)
63. Ensure that the construction of all buildings, walls, fences, and other structures are completed in accordance with the elevations and plans marked "Exhibit A," except as modified by the decision making authority in conditions of approval. (Planning/SR)
64. Ensure all landscaping approved by the decision making authority is installed. (Planning/SR)
65. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/SR)
66. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning/SR)
67. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning/SR)

**E. Prior to release of performance security, the applicant shall:**

68. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./TDM)
69. Provide a post-construction cleaning, system maintenance, and filter recharge/replacement inspection report from a manufacturer-qualified maintenance provider for the site's proprietary storm water treatment system.

Additionally, another servicing report from the manufacturer-qualified maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./TDM)

**SDM2019-0007 Sidewalk Design Modification**

1. Ensure that the Design Review Three (DR2018-0162) application has been approved and is consistent with the submitted plans. (Planning/SR)